

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Susan Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,390,000 & \$3,590,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 13/11/2022 to 12/11/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Avondale St HAMPTON 3188	\$3,650,000	03/07/2023
2	136 Thomas St HAMPTON 3188	\$3,500,000	11/08/2023
3	19 Kirkwood Av SANDRINGHAM 3191	\$3,400,000	15/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/11/2023 10:11



6 3 2

Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$3,390,000 - \$3,590,000
Median House Price
13/11/2022 - 12/11/2023: \$2,100,000

Comparable Properties



29 Avondale St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,650,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 720 sqm approx



136 Thomas St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,500,000
Method: Private Sale
Date: 11/08/2023
Property Type: House (Res)
Land Size: 631 sqm approx



19 Kirkwood Av SANDRINGHAM 3191 (REI/VG) **Agent Comments**

4 3 3

Price: \$3,400,000
Method: Sold Before Auction
Date: 15/03/2023
Property Type: House (Res)
Land Size: 689 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840